080.0	0006	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	551,100 / 551,100
					USE VALUE:	551,100 / 551,100
					ASSESSED:	551,100 / 551,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
306		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GROSSI ANTHONY C/MARGARET M
Owner 2:	
Owner 3:	
Street 1:	306 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MAHONEY WILLIAM D -
Owner 2:	MAHONEY ELVIRA V -
Street 1:	306 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,125 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 1068 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6125.000	170,700		380,400	551,100
Total Card	0.141	170,700		380,400	551,100
Total Parcel	0.141	170,700		380,400	551,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 516.01 | /Parcel: 516.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 49986

GIS Ref

GIS Ref

Insp Date 10/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 080.0-0006-0024.0

!6536!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	170,700	0	6,125.	380,400	551,100	551,100	Year End Roll	12/18/2019
2019	101	FV	156,800	0	6,125.	385,800	542,600	542,600	Year End Roll	1/3/2019
2018	101	FV	156,800	0	6,125.	288,000	444,800	444,800	Year End Roll	12/20/2017
2017	101	FV	156,800	0	6,125.	260,800	417,600	417,600	Year End Roll	1/3/2017
2016	101	FV	156,800	0	6,125.	250,000	406,800	406,800	Year End	1/4/2016
2015	101	FV	156,000	0	6,125.	211,900	367,900	367,900	Year End Roll	12/11/2014
2014	101	FV	156,000	0	6,125.	201,000	357,000	357,000	Year End Roll	12/16/2013
2013	101	FV	156,000	0	6,125.	191,300	347,300	347,300		12/13/2012

PRINT

Date	Time
12/10/20	21:17:55

LAST REV

Date	Time
10/16/18	13:27:16

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6536

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAHONEY WILLIAM	39752-472		7/1/2003		330,000	No	No		
KING RICHARD	27522-425		7/29/1997		167,900	No	No		Y

USER DEFINED

Prior Id # 1:	49986
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/19/1995	198	Manual	2,500					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	CC	Chris C
5/27/2009	Measured	189	PATRIOT
10/15/2003	MLS	MM	Mary M
2/26/2000	Inspected	197	PATRIOT
1/12/2000	Mailer Sent		
1/10/2000	Measured	243	PATRIOT
8/7/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6125		Sq. Ft.	Site		0	70.	0.89	5			Med. Tr	-10					380,361						380,400	

Total AC/HA: 0.14061 | Total SF/SM: 6125 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 380,361 | Spl Credit | Total: 380,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	247423
Depreciation:	76701
Depreciated Total:	170722

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

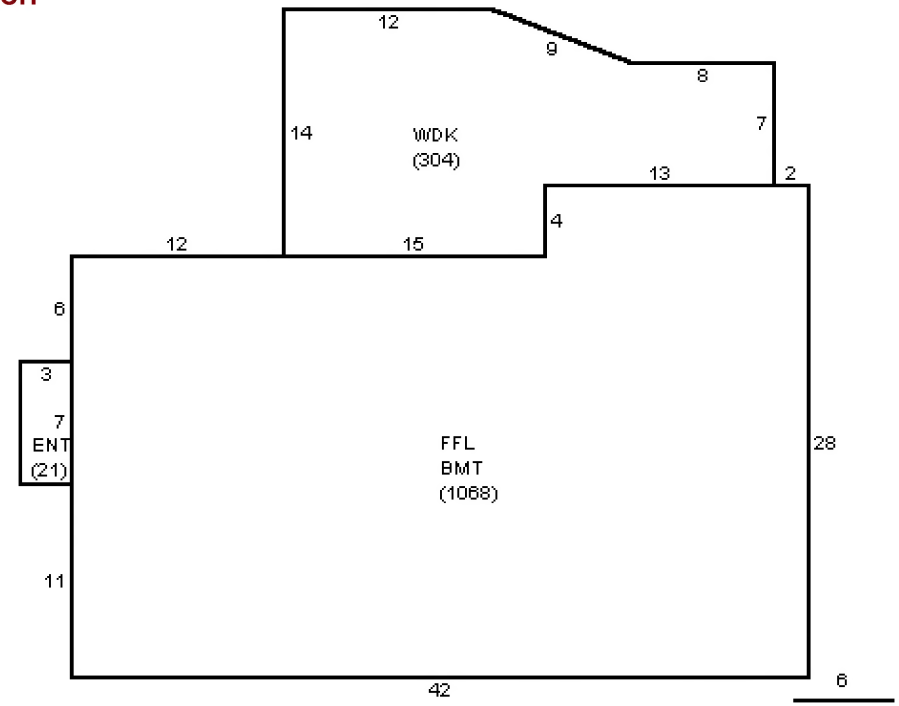
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	69.36
Final Total:	170700	Val/Su SzAd	159.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,068	38.470	41,087
FFL	First Floor	1,068	128.240	136,957
WDK	Deck	304	9.290	2,824
ENT	ENTRY	21	26.400	554

Net Sketched Area:	2,461			Total:	181,422
Size Ad	1068	Gross Are	2461	FinArea	1068

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

080.0-0006-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc